

# Tigard's Enterprise Zone

Supporting business growth and job creation in Tigard



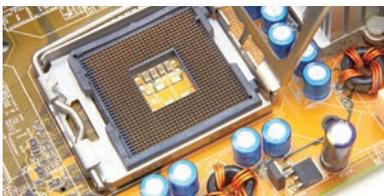
BUILDINGS



EMPLOYEES



EQUIPMENT



FACILITIES



Lloyd Purdy  
Economic Development Manager  
503.718.2442

**City of Tigard**  
Community Development Department  
13125 SW Hall Blvd., Tigard, OR 97223  
www.tigard-or.gov

## ENTERPRISE ZONE OVERVIEW

Tigard's Enterprise Zone supports local business growth and job creation within the city.

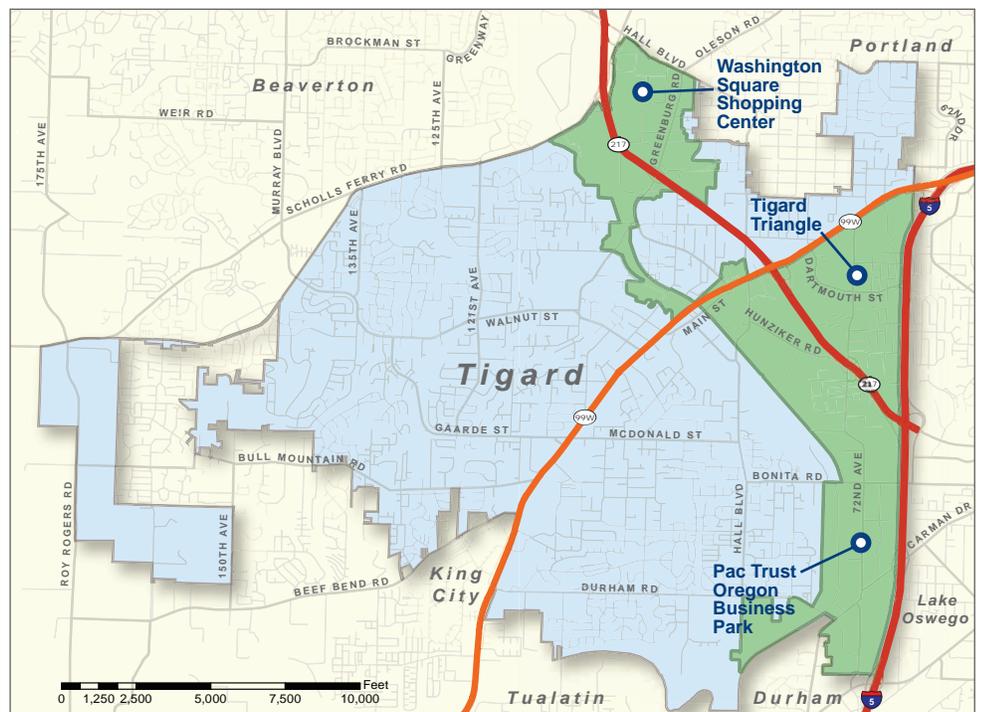
Businesses located in Tigard's Enterprise Zone may be eligible for a three to five year tax exemption on **new equipment, facilities and buildings**.

Tigard's Enterprise Zone Program offers a 100 percent waiver of real property tax on eligible investments for up to five years. These investments must meet state and local requirements, including a **10 percent increase in employment**.

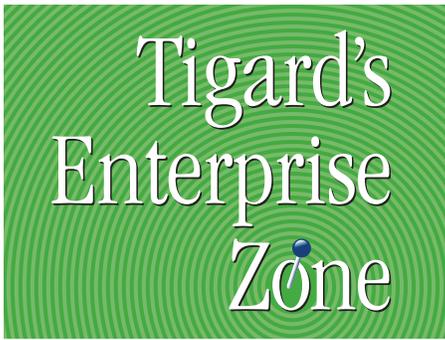
Land and existing equipment are not eligible for the Tigard Enterprise Zone exemption. Once the abatement period of three to five years is over the entire asset enters the tax role.

## ENTERPRISE ZONE ELIGIBILITY

The property and investment for industrial, manufacturing and commercial firms must be located within the Tigard Enterprise Zone boundaries, and meet the state and local requirements found on the next page.



Tigard's Enterprise Zone, shown above shaded in green, is as inclusive as possible given state requirements. This was done to allow as many businesses as possible an opportunity to participate.



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Tigard's Enterprise Zone was created in 2014 to induce *additional private-sector investment and jobs* as well as a short-term benefit to a project's cash flow.

- Encourage Tigard-based entrepreneurs and firms to start up and grow.
- Prompt bigger re/investments than might otherwise occur.
- Accelerate investment, expansion and hiring.
- Expand employment.
- Bolster early success of business projects.
- Attract investment and facilities that would move or locate outside of the City of Tigard.



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## STATE REQUIREMENTS

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**Written Agreement:** Participating business is required to enter into a written agreement with the municipality that will be based on the terms of the company's Authorization Application and Oregon Statute and Administrative Rules.

**First Source Hiring Agreement (FSA):** Prior to or concurrently with the execution of the written agreement, firm shall enter into an FSA with WorkSource Oregon Employment Department for employees hired at the qualified facility throughout the project's construction and tax exemption period.

**Employment Qualifications:** By the first exemption filing, firm must increase employment (and maintain that throughout the exemption period) by 10 percent in the zone.

## LOCAL INCENTIVES

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**Expedited Land Use Review:** Fast tracking of the land use review process.

**Fee Waivers:** The following fees are also waived by 50 percent:

- A. Pre-application conference fees
- B. Business registration fees
- C. Sign permit
- D. Development Code provision review

**Extended Abatement:** The City Council may extend the standard exemption by up to two more years if the qualifying company increases employment by 10 percent each year and new jobs are compensated (wages plus benefits) at 200 percent of Oregon minimum wage (Oregon minimum wage is \$9.25/hr as of 1/2015).

## LOCAL REQUIREMENTS

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In addition to state requirements, the City of Tigard has elected to add the following requirements to its Enterprise Zone program:

**Minimum Investment:** A minimum investment of \$500,000 is required.

**Procurement Plan:** A procurement plan to increase purchasing with Tigard-based companies is required.

**Job Quality:**

- A. Total compensation for 75 percent of company's zone facility jobs (wages plus benefits) must exceed 200 percent of Oregon minimum wage after one year of employment (Oregon minimum wage is \$9.25 per hour as of 1/2015);
  - B. Must provide benefits to employees that meet or exceed the national average of non-mandated benefits for the size of the company, and
- C. Must offer sufficient training and advancement opportunities for all employees.

**Application Fee:** There is an application fee of one tenth of one percent (.001) of the value of the investment for qualified property that is proposed in the application, capped at \$50,000.

**Community Service Fee:** Companies applying for the extended abatement of up to two additional years must pay a community service fee. This fee is calculated at a rate of 25 percent of the abated taxes for years four and five, and is paid by the eligible business to the City of Tigard.

## EXPRESSION OF INTEREST

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If you are interested in participating in Tigard's Enterprise Zone, please contact the City of Tigard's Economic Development Manager **Lloyd Purdy** at **503.718.2442**.

Businesses interested in Tigard's Enterprise Zone program can obtain the state application online at: <http://www.oregon.gov/DOR/PTD/docs/303-029.pdf>